

PLANNING COMMISSION MINUTES OF MARCH 27, 2006
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2006-0164 – Dan Winklebleck [Applicant]: Application for a Design Review on a 7,584 square-foot site to allow a second-story addition for a total of 3,455 square feet which results in a 46% Floor Area Ratio where less than 45% may be allowed without Planning Commission review. The property is located at **1081 Westchester Drive** in an R-1 (Low-Density Residential) Zoning District. (APN: 202-30-049) RK

Gerri Caruso, Principal Planner, presented the staff report. She said staff is recommending approval of the Design Review subject to the Conditions of Approval (Attachment B).

Comm. Klein asked if staff has any issues regarding privacy, specifically related to the amount and size of windows on the left side of the unit. Ms. Caruso said that staff has no privacy issues with the development as the area identified has a 23 foot setback which far exceeds the required minimum setback.

Chair Hungerford opened the public hearing.

Dan Winklebleck, designer of the project responded to Comm. Klein's question about the windows and privacy issues, stating that all of the windows that are towards the rear of the addition on that side of the house have high window sills. The high window sills help provide more privacy to the neighbors and to the residents of the proposed home. He said there is a window in one of the upstairs bedrooms that is larger to admit morning light, but that the view from that window is primarily of the neighbor's garage door. He said they tried to be sensitive to privacy issues of the surrounding parcels when designing the addition and invited the neighbors to view the plans prior to this meeting to help mitigate any of their concerns. He said he hopes the Planning Commission finds the plans favorable.

Chair Hungerford closed the public hearing.

Vice Chair Fussell moved for Alternative 1, to approve the Design Review with the attached conditions. Comm. Sulser seconded.

Vice Chair Fussell said he feels the window issue has been mitigated and he agrees with the staff recommendation.

Comm. Sulser said he feels the design is fine in regards to Floor Area Ratio and that he will be supporting the motion.

Comm. Klein said he will be supporting the motion and that the design will fit in with the community. He said he is glad there are no privacy issues and

commended the applicant for making outreach efforts to the neighbors prior to the hearing.

Chair Hungerford said he will be supporting the motion.

The motion carried unanimously, 4-0.

Final Action:

Vice Chair Fussell made a motion on 2005-0164 to approve the Design Review with the attached conditions. Comm. Sulser seconded.

Motion carried unanimously, 4-0, Comm. Babcock and Comm. Simons absent.

This item is appealable to City Council no later than April 11, 2006.